



FENWAY/KENMORE DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

Fenway/Kenmore

Boston

TOTAL POPULATION

(US Bureau of the Census)

2000	35,602	589,141
1990	32,880	574,383
% Change 1990-2000	8.3%	2.6%

LAND AREA (Sq. Miles)

1.2	47.6
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DENSITY, Persons per Square Mile

2000	29,668	12,377
1990	27,400	12,067

OPEN SPACE, 1999, Percent of Neighborhood Land Area

18.9%	20.7%
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RACE & ETHNICITY, 2000 Number and Percentages

(US Bureau of the Census)

White	24,737 (69%)	291,561 (50%)
Black	2,137 (6%)	140,305 (24%)
Hispanic	2,559 (7%)	85,089 (14%)
Asian or Pacific Islander	4,977 (14%)	44,280 (8%)
Native American	70 (<1%)	1,517 (<1%)
Other	192 (1%)	8,215 (1%)
Multi-Racial	930 (3%)	18,174 (3%)

TOP SIX LANGUAGES SPOKEN AT HOME, For Those 18 And Older, 2000 Number and Percentages (sorted by most prevalent within the neighborhood)

English	27,226 (73%)	322,119 (68%)
Spanish	2,573 (7%)	57,005 (12%)
Chinese	1,266 (3%)	15,151 (3%)
Russian	824 (2%)	5,696 (1%)
French and French Creole ¹	721 (2%)	21,111 (5%)
Japanese	579 (2%)	

AGE, 2000 Number and Percentages

(US Bureau of the Census)

Under 18	801 (2%)	116,559 (20%)
18-64	33,186 (93%)	411,246 (70%)
65+	1,615 (5%)	61,336 (10%)

¹ French & French Creole includes a number of dialects and French related language groups, including those with backgrounds in a number of countries, most notably Haiti, France and Canada.

FENWAY/KENMORE DATA PROFILE (Continued)

	<u>Fenway/Kenmore</u>	<u>Boston</u>
MEDIAN HOUSEHOLD INCOME, 1999 (US Bureau of the Census)	\$25,401	\$39,629
POVERTY, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Poverty Universe)	8,131 (37.3%)	109,128 (19.5%)
LOW/MODERATE INCOME PERSONS, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	15,187 (68.1%)	311, 414 (56.2%)
HOUSEHOLDS & TENURE, 2000 (US Bureau of the Census)		
Occupied Housing Units	12,820	239,528
Percentage Owner-Occupants	9.2%	30.7%
HOUSING COSTS, 1999 (US Bureau of the Census, specified renter households)		
Renters Paying More than 35% of Household Income Towards Rent	42.4%	32.1%

RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

<u>Year</u>	<u>Fenway/ Kenmore Sales</u>	<u>Fenway/ Kenmore Median Price</u>	<u>Boston Sales</u>	<u>Boston Median Price</u>
2003	243	\$265,000	7,195	\$340,000
2002	266	\$250,000	7,878	\$315,000
2001	198	\$217,500	6,550	\$267,750
2000	280	\$175,000	7,687	\$235,000
1999	359	\$135,000	8,298	\$184,000

RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

2003	0 (0%)	22 (0.3%)
2002	3 (1.1%)	42 (0.5%)
2001	1 (0.5%)	32 (0.4%)
2000	1 (0.4%)	75 (0.9%)

ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

2003	Residential	2 (0.3%)	264 (0.3%)
	Commercial/Mixed	1 (0.3%)	184 (2.3%)
2002	Residential	1 (0.2%)	304 (0.4%)
	Commercial/Mixed	0 (0%)	176 (2.2%)

FENWAY/KENMORE DATA PROFILE (Continued)

BUILDINGS & TENURE, January 1, 2003

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>Fenway/Kenmore</u>			<u>Boston</u>		
	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	39	5.7%	82.1%	29,959	39.5%	84.3%
Two Family	4	0.6%	75.0%	18,208	24.0%	72.3%
Three Family	27	3.9%	37.0%	15,643	20.6%	54.6%
Total 1, 2, 3 Family Properties	70	10.2%	64.3%	63,810	84.0%	73.6%
Four-Six Family	102	14.8%	4.9%	2,858	3.8%	27.7%
Apartment Buildings	287	41.8%	2.1%	2,373	3.1%	5.4%
Mixed Residential/Commercial	98	14.3%	2.0%	2,283	3.0%	15.0%
Condominium Associations	130	18.9%	N/A	4,615	6.1%	N/A
Condominium Units	2,618	N/A	33.5%	41,207	N/A	53.2%
Total Residential & Mixed Properties	687	N/A	N/A	75,939	N/A	N/A

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

COMMERCIAL SALES

(Banker & Tradesman)

	<u>Fenway/Kenmore</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2003	3	\$4,457,000	156	\$443,094,876
2002	10	\$99,935,000	211	\$1,201,863,406
2001	9	\$39,738,227	182	\$782,877,160
2000	9	\$13,636,999	266	\$1,550,779,618